

**CITY OF ISSAQUAH  
DEVELOPMENT COMMISSION**

**NOTICE OF DECISION**

**TO:**

<p>Juan Garcini Rich Wagner Baylis Architects 10801 Main Street Bellevue, WA 98004</p> <p>Glenn Takagi 18550 Firlands Way North Shoreline, WA 98133</p> <p>Laura Van Dyke Hefron Transportation, Inc. 6544 NE 61<sup>st</sup> Street Seattle, WA 98115</p>	<p>Paul Klansnic Touchstone Corporation 2025 First Avenue, Suite 790 Seattle, WA 98121</p> <p>Jeff Weed Pace Engineers, Inc. 11255 Kirkland Way, Suite 300 Kirkland, WA 98033</p>
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**SUBJECT:**        **Marriott Springhill Suites**  
South of NW Maple Street and east of 12<sup>th</sup> Avenue NW, Issaquah, WA

**APPLICATIONS:**    PLN08-00111 (Site Development Permit)  
                          PLN08-00112 (Administrative Adjustment of Standards – Building Height)  
                          PLN08-00113 (Administrative Adjustment of Standards – Shared parking)

**DECISION DATE:**    8-19-09    Decision made by Development Commission  
                              9-16-09    Findings of Fact approved/signed by Development Commission

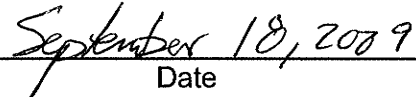
**REQUEST:**        Applications for: 1) Site Development Permit, 2) Administrative Adjustment of Standards for Building Height, and 3) Administrative Adjustment of Standards for Shared Parking, for a 5-story hotel including 2 levels of above-grade parking on a 1.6 acre site.

**LOCATION:**        The project site is located south of NW Maple Street and east of 12<sup>th</sup> Avenue NW in the Newport Subarea.

**DECISION MADE:** The Development Commission reviewed the proposed Site Development Permit and Administrative Adjustment of Standards for Building Height and Shared Parking during a public hearing conducted on August 19, 2009, and approved applications PLN08-00111, PLN08-00112 and PLN08-00113, Exhibits 1 through 54, with 28 conditions. **Approval of this application is based on the attached Findings of Fact, Reasons for Decision, and Decision Made, and is subject to the conditions therein.**



David Favour, Planning Manager



Date

DF/JL/nb PLN08-00111 & 00112 & 00113,Marriott,notice of decision

**NOTE:**

1. If any of the conditions or portion thereof is declared invalid or unenforceable by a court of competent jurisdiction, then the application must be remanded to the City for reconsideration, it being expressly declared that this approval is conditioned upon each and every one of the conditions being in full force and effect, and if any one or portion thereof is not in full force and effect, the City's approval is void.
2. Any aggrieved person whose property is substantially affected by this decision may file an appeal. Appeals to land use decisions shall be consistent with the procedures set forth in IMC 18.04.250, and shall be heard by the City's Hearing Examiner. A letter of appeal shall include the reasons for the appeal. All appeals shall be filed with the Permit Center within fourteen (14) calendar days of the final decision. The appeal period shall be extended an additional seven (7) days if SEPA allows public comment on a DNS/MDNS issued as part of the appealable project permit decision. A filing fee of \$300 shall be submitted with the appeal letter.
3. Any changes to the approved site plan, building elevations or landscape plan must be reviewed and approved by the Development Commission except for minor changes as determined by the Planning Department.
4. Building permit applications will not be accepted unless all conditions of the Notice of Decision have been clearly incorporated in the plans and all required documents have been submitted.
5. This action does not indicate or imply that any development activities may take place without the required permits being issued.

## CITY OF ISSAQUAH DEVELOPMENT COMMISSION

IN THE MATTER OF CONSIDERING A SITE )	FINDINGS OF FACT, REASONS
DEVELOPMENT PERMIT AND AN ADMINISTRATIVE )	FOR DECISION, AND DECISION MADE
ADJUSTMENT OF STANDARDS FOR BUILDING )	
HEIGHT AND AN ADMINISTRATIVE ADJUSTMENT )	
OF STANDARDS FOR SHARED PARKING FOR A )	
4-5 STORY HOTEL FOR MARRIOTT SPRINGHILL )	
SUITES ON A 1.6 ACRE SITE. LOCATED SOUTH )	
OF NW MAPLE STREET AND EAST OF 12 <sup>TH</sup> AVENUE )	
NW. "MARRIOTT SPRINGHILL SUITES". APPLICATIONS )	
PLN08-00111, PLN08-00112, PLN08-00113 )	

WHEREAS, pursuant to Chapter 18.04.41 0, Quasi-Judicial Land Use Actions, of the Issaquah Land Use Code, the Development Commission held a public hearing on August 19, 2009, to consider a Site Development Permit and Administrative Adjustment of Standards for both Building Height and Shared Parking with the Maple Street Office Building, for a proposed project known as "Marriott Springhill Suites" and,

WHEREAS, all persons desiring to comment on the proposal were given a full and complete opportunity to be heard,

THEREFORE, the Development Commission is now satisfied that this application has been sufficiently considered, and hereby makes and enters the following:

### I. FINDINGS OF FACT

-1-

The applicant, Baylis Architects, submitted an application for a Site Development Permit on December 19, 2008, for the construction of a 4 to 5 story hotel including 2 levels of above grade parking. The hotel will have 145 guest suites, 143,700 square feet, and parking for 203 vehicles. The building will have 2 levels of post-tension concrete with 3 levels of either steel or wood framing above it. The hotel will include a check-in area, a great room, an indoor pool and conference rooms. Application No. PLN08-00111.

-2-

The applicant, Baylis Architects, also submitted an application for an Administrative Adjustment of Building Height on December 19, 2008, in order to allow a portion of the hotel to extend to a height of approximately 50 feet (south and west ends of the building). The remaining portion of the hotel will be 40 feet in height. The maximum height allowed in the R zone is 65 feet. Application No. PLN08-00112.

-3-

The applicant, Baylis Architects, also submitted an application for an Administrative Adjustment of Standards for Shared Parking with the Maple Street Office Building on December 19, 2008, based upon a parking study conducted. Application No. PLN08-00112.

-4-

The project site is located south of NW Maple Street and east of 12<sup>th</sup> Avenue NW (project not yet addressed). The building is located on KC parcel No. 3629300010. The Maple Street Office Building which will share some of the parking with the hotel is located directly north of the hotel and is addressed as 1180 NW Maple Street.

-5-

The property contains 66,967 square feet (1.6 acres).

-6-

The property is zoned "R" (Retail Commercial). The "R" zoning district allows hotels as a permitted use according to the Table of Permitted Land Uses, IMC 18.06.130. The review process is done by a Level 3 Review (Site Development Permit) because the site is located along a major street (NW Maple Street), with the decision made by the Development Commission. Both the Site Development Permit (Level 3 Review) and the Administrative Adjustment of Standards (administrative Level 2 review) were reviewed concurrently.

-7-

The site has a Comprehensive Plan Land Use Designation of "Commercial"; Comprehensive Plan amended November 3, 2008. The zoning of the site and hotel is in compliance with this Comprehensive Plan designation.

-8-

The property is located within the "Newport" subarea of the Comprehensive Plan.

-9-

The site is fairly flat (rises on the southern side) and currently is developed with a surface landscaped parking lot containing 137 parking stalls that serves as part of the required and overflow parking for the Maple Street Building across the street to the north. The existing parking lot will be demolished to accommodate the proposed hotel.

-10-

On February 4, 2009, a Certificate of Transportation Concurrency (revised from original issued by city on Dec. 27, 2007) for the project was issued, Application No. CON07-00040R, and on December 20, 2007, a Certificate of Water Supply Availability was issued for the project, Application No. WSA07-00024. No transportation concurrency impacts were anticipated with the hotel project. City of Issaquah and King County transportation impact fees will be required with the issuance of the Building Permit.

-11-

IMC Chapters 18.04 (Procedures), 18.07 (Development and Design Standards), 18.09 (Parking), 18.10 (Environmental Protection), 18.11 (Signs) and 18.12 (Landscaping) of the Issaquah Land Use Code contain the procedures for review, development and design standards, parking requirements, and landscaping requirements for the site. These regulations were used to evaluate the development proposal within this "R" zone, including lot size, building setbacks, impervious/pervious surface ratios, building height, and landscaping buffers. The project complies with the development standards of the R zone and other development regulations (Public Works standards) applicable to the project as proposed. The existing parking lot where the hotel is to be located is non-

conforming to current R zoning pervious surface standards (30% instead of 35%) and the redevelopment of the site for the hotel was permitted to maintain the existing pervious standard due to Land Use Code regulations that were in place at the time the Site Development Permit application for the hotel was received.

-12-

The environmental impacts of the development on this site were evaluated and measures conditioned to mitigate the impacts. There were no "Critical Areas" on the site. A Mitigated Determination of Nonsignificance (MDNS) was issued for the project by the City on August 5, 2009. A 14-day comment period was established from September 6, 2009 that ended on September 19, 2009 and was then followed by a 2-week appeal period ending on September 2, 2009. No public comments or appeals of the environmental determination were received.

-13-

In addition to mitigation fees imposed by the SEPA Mitigated Determination of Nonsignificance, Impact fees for Issaquah Transportation, King County Reciprocal Transportation and Fire will also be assessed and required at the issuance of the Building Permit.

-14-

Storm water with the existing parking lot is currently conveyed to a storm water pond across the street to the north that was designed with the Maple Street Building project. Storm water is proposed to continue to be conveyed to this pond. The project has conditions that all storm drainage is to comply with the Storm Water Drainage Manual in effect at the time of the Public Works construction permit submittal, and verification will need to be provided that the existing drainage system meets the current SWD standards.

-15-

The hotel will be adequately served with city utilities, including water and sanitary sewer. Connections to these utilities will be made with the construction permits.

-16-

Street improvements required will include the elimination of an existing driveway along 12<sup>th</sup> Avenue NW, a new driveway added off of Maple Street that will serve the lobby entrance of the hotel, and some C-curbing added in a portion of Maple Street. A traffic impact analysis was prepared for the hotel and the study determined that the hotel would not adversely impact traffic operations, parking supply traffic safety, transit or non-motorized facilities with the study area. No off-site mitigation was required other than payment of the city transportation impact fees and King County transportation impact fees. An existing bus stop in front of the property will be moved farther westward on Maple Street.

-17-

IMC Chapter 18.09 contains the parking standards for the project. The hotel requires 145 parking stalls (1 stall per guest room) and 203 stalls are being provided in a 2-level parking structure that is part of the hotel. 55% of the stalls will be compact stalls and 7 accessible parking stalls are required and are located on the 2 levels of the parking structure. Bicycle parking at a ratio of 5% of the required parking was provided.

-18-

An Administrative Adjustment of Standards for shared parking was applied for and was reviewed under IMC 18.09.070-C of the parking code. Because the Maple Street Office Building currently uses a portion of their required parking at the hotel site, some of that building's parking will now be shared with the hotel. A total of 427 parking spaces are available for use between the Maple Street Office Building and the Marriott Hotel. A transportation study determined that peak parking demand between the two uses would be 413 parking stalls using conservative estimates and that there would therefore be a surplus of stalls with the shared use. A shared parking agreement was provided with the Administrative Adjustment of Standards request for shared parking and the agreement for the arrangement is in perpetuity. Comments received about a lack of parking in the area and using parking stalls in the Town & Country shopping center south of the Maple Street Building because of a shortage of parking were unfounded and is an enforcement issue rather than a supply issue. Parking demand is not expected to exceed parking supply. Other criteria included: the location of the shared parking needing to be within 800 feet, zoning allowance, nonmotorized facilities provisions; directional signage was reviewed and found to be acceptable. No negative effects are anticipated with the shared parking.

-19-

An Administrative Adjustment of Standards for Building Height was applied for and was reviewed under IMC 18.07.355-A of the Land Use Code. The request was for a portion of the building to reach a height of 50 feet (to the roof – not the screening parapet for the HVAC equipment & architectural pediments). An Adjustment of Standards is allowed in the R zone and is required for buildings that exceed the building base height of 40 feet. Heights up to 65 feet may be allowed in the R zone. Part of the required criteria is that the gross floor area on the floor above 40 feet (top floor of the hotel) be reduced by 25% of the floor beneath. The reduction was 27.85%. Additional criteria such as modulating the roof design, use of exterior varied building materials, limiting the use of reflective glass, design features with windows, breaking up blank walls, and providing street trees were also required and provided.

-20-

The hotel has been designed in an attractive manner and in compliance with requirements of the Land Use Code including the Design Criteria Checklist (IMC 18.07, Appendix 2). The architect explained the building design and concepts in detail at the public hearing, including the building height, modulation, materials, roofing elements, and colors proposed, and the layout of the building and parking and the interior design. A material and color board was shared along with colored drawings of the proposal. The hotel will be complementary to the adjacent buildings in the area. The Development Commission preference was for more of a "Pacific Northwest" look in part of the design rather than a corporate Marriott look.

-21-

The applicant has committed to voluntarily developing the project to meet environmentally sensitive green building objective – LEED (Leadership in Energy and Environmental Design). This is focused on six areas: green friendly site practices, water conservation, energy conservation, materials conservation, indoor health, and environmental innovation. Elements of this will be incorporated into the building construction.

-22-

The site will be landscaped with a combination of native and ornamental landscape materials as shown with the landscaping plans. This includes a varied plant pallet of trees, shrubs and groundcovers around the periphery of the site, and some planters on the rooftop of the garage. The 2 streets fronting the hotel are already landscaped with street trees. Landscaping in accordance with the Landscaping Code, Chapter IMC 18.12, will be complied with and as conditioned. Existing trees in the center of the parking lot will not be retained, but effort will be placed in retaining trees along the south property line where feasible. An arborist may be needed in final review of those trees during construction of the hotel. Noxious, destructive and invasive plants will not be used. The landscaping will be irrigated. A maintenance bond at the time of final occupancy for 3 years will be required once the landscaping is installed and approved.

-23-

A Pre-Application meeting for the office building was held with the applicant and City staff on October 17, 2007, to discuss the project and related issues. Application No. PLN07-00110.

-24-

The Development Commission held a Community Conference meeting for the project on February 20, 2008, Application No. PLN07-00125. The purpose of the meeting was to obtain comments and concerns from the public and the Development Commission on the project proposal early in the project review process. Comments were received from City staff, the applicant and the Development Commission. Those minutes were attached with the Marriott Hotel SDP staff report.

25-

A "Notice of Application and public comment notice" was provided for both the Site Development Permit and the Administrative Adjustment of Standards for: 1) Building Height, and 2) Shared Parking on February 20, 2009. Written and verbal comments were received from one citizen regarding the content of the notice of application.

-26-

A notice of the public hearing (legal notice) for the Site Development Permit and the 2 Administrative Adjustments of Standards for Building Height and Shared Parking was published in the Issaquah Press on August 5, 2009.

-27-

A notice of the public hearing date/time was mailed on August 4, 2009, to the parties of record and to property owners within 300 feet of the subject site. The applicant also placed a 4' x 4' public notice sign at the project site facing Maple Street that provided a brief description of the project and the date and time of the scheduled public hearing.

-28-

The City of Issaquah Administration recommended approval of the: 1) Site Development Permit, the 2) Administrative Adjustment of Standards for Building Height, and 3) Administrative Adjustment of Standards for Shared Parking, with conditions.

-29-

The Development Commission on August 19, 2009, conducted the public hearing for the Site Development Permit and Administrative Adjustment of Standards for Building Height and Shared Parking with the Maple Street Building. The public hearing was completed at this public hearing. Testimony and written correspondence was provided by the public and entered into the record and included with the exhibit list.

## **II. REASONS FOR DECISION**

Having made the Findings set forth above, the Development Commission makes the following conclusions:

-1-

The hotel was reviewed through a Level 3 Review process (Quasi-Judicial Land Use Action) of the Issaquah Land Use Code as required under Chapter 18.04.410. The Development Commission is responsible for reviewing and making the decision on elements (including design and technical) for Site Development Permits as required under Chapter 18.04.430 of the Land Use Code, including parking, signage, landscaping, outdoor lighting standards and building height pursuant to Chapters 18.09, 18.11, 18.12, 18.07.107 and 18.07.355 respectively. The Site Development Permit and Administrative Adjustment of Standards for 1) Building Height and 2) Shared Parking (under IMC 18.07.355-A and 18.09.060 and 18.09.070-C) respectively, was reviewed concurrently with the Site Development Permit.

-2-

Each Site Development Permit application is reviewed for compliance with the several design criteria established in IMC Section 16.16.060 as amended under Ordinance No. 1983 listed below:

- A. *Site Layout & Overall Design Concepts*
- B. *Landscape Design and Use of Plant Materials*
- C. *Design Harmony*
- D. *Pedestrian and Vehicular Areas*
- E. *Service and Storage Areas*
- F. *Crime Prevention Through Environmental Design (CPTED)*

The Development Commission determined that the Marriott Springhill Suites was consistent with the applicable criteria for the subject application as follows:

### A. Site Layout & Overall Design Concepts:

The hotel is designed to fit the topography and rectangular shape of the property. The site is mostly flat and will accommodate the proposed building and parking well. The building is located in the middle of the site and in compliance with setback requirements with the larger setback facing towards 12<sup>th</sup> Avenue. The parking was designed to be concealed with a 2-level parking structure.



The building will be elegantly designed and provide an urban feel to the site. The orientation (main entrance) of the building is at the northern side of the building facing Maple Street and is equally visible from 12<sup>th</sup> Avenue NW. The hotel facing both streets will be well designed and landscaped.

The building will be designed to be energy efficient, and comply with the outdoor lighting standards of IMC 18.07.107 by the photometric plan provided and as conditioned.

There are no historical/cultural landmarks on the site.

Existing vegetation on the site along the south property line will be incorporated into the final landscaping plan where possible. Some trees there are noted for removal.

Views of the natural setting of the valley and surrounding mountains of the City are not adversely impacted by the development.

*B. Landscape Design and Use of Plant Material:*

Chapter 18.12 of the Issaquah Municipal Code contains the landscaping requirements for the R zone, which include a minimum landscaping width of 10 feet along the adjacent streets of NW Maple Street and 12<sup>th</sup> Avenue NW. Other side yards (south and east) are also required to be landscaped and will be at more than the minimum widths. Landscaping along the sides of the hotel will soften its appearance.

A large and varied palette of plant materials will be used. The landscaping plants were chosen for structure, texture and color, and will blend in with the development. The landscaping plan is designed using a mix of both native and some non-native plantings and evergreen and deciduous materials.

*C. Design Harmony and Compatibility:*

The scale of the building is moderate in height, 4 to 5 floors, with varied planes of a flat roof and to a height of 50 feet for a portion of the building as allowed by the R zoning with an Administrative Adjustment of Standards for Building Height. The building will appear taller with the screening parapet. The building will contain approximately 143,700 square feet including 145 guest rooms and parking on 2 levels for 203 spaces.

The building has been sited centrally on the rectangular site with more open space provided along the western side facing 12th Avenue.

The building is well modulated, complementary to the streetscape and to the surrounding neighborhood development. The building has modulation of varied wall planes as indicated with the colored rendition and material board presented, including materials of masonry at the base by the garage level. Materials include hardie plank panels siding, brick veneer, and fiber cement siding or stucco. A white fabric canopy at the Maple Street entrance is planned, but installation if implemented, will be determined by cost.

The site amenities include a patio area off the great room on the western side of the hotel, seating benches and bicycle rack parking. Trash receptacles will also be provided.

A single wall sign was proposed to be located on the hotel elevation facing Maple Street with the Marriott corporate design. A secondary wall sign is also allowed by the Sign Code. The proposed wall sign is not overly large and is in compliance with the requirements of the Sign Code. A separate sign permit will be required for review and approval prior to installation. Some small directional and information signs will be provided to assist motorists and pedestrians using the hotel facility.

D. Pedestrian and Vehicular Areas:

Vehicle access to the hotel will be off Maple Street from 2 locations. An existing driveway along the eastern property line that is shared with Cascade Bank will remain and be the main vehicle entrance to the 2-level parking garage. A new entrance off Maple Street will lead to the lobby area. An existing driveway along 12<sup>th</sup> Avenue that currently serves the existing parking lot will be eliminated. Pedestrian sidewalk access to the hotel is provided along side the driveway that leads to the lobby entrance. Sidewalks are already in place along the adjacent streets of Maple Street and 12<sup>th</sup> Avenue NW.

Excess parking is provided with the hotel along with the required hotel parking stalls which are jointly shared with the Maple Street Office Building across the street to the north (under the same ownership). Parking was determined to be adequately provided for the users of both the Maple Street Office Building and the Marriott Hotel, including providing the required accessible parking stalls in accordance with the Building Code and bicycle parking for Nonmotorized transportation. The dimensions and maneuvering area of all the stalls are in compliance.

E. Service and Storage Areas:

A garbage and recycling dumpster enclosure with 3 bins for the hotel will be located at the southeast corner of the site near the first floor driveway entrance to the garage. The dumpster enclosure form was signed and approved by Waste Management Company on July 23, 2009. The design of the enclosure will be constructed to match the building and will be landscaped on 3 sides. There are no outdoor storage areas with the hotel project.

Mechanical equipment associated with the building will be adequately screened from view by the parapet wall above the roof. This screening parapet is exempt from building height standards. There will be no outside storage associated with the project.

F. Crime Prevention Through Environmental Design (CPTED)

The site will be visible from the 2 abutting streets to the north and west and shared driveway easement with Cascade Bank to the east. The entrance areas from those street sides are open enough to provide surveillance. While the site is landscaped on the periphery, there are openings in the landscaping that add to safety for further surveillance. Safe night lighting is provided for both pedestrian and vehicular safety around the site.

-3-

An Administrative Adjustment of Standards for Building Height was reviewed under the criteria in IMC 18.07.355(A). The adjustment allowed a portion of the hotel to reach a height of 50 feet (from grade to the roof of the highest hotel rooms). Specific criteria was reviewed including a requirement that the top floor needed to be reduced in size by 25% from the floor area below which was at a base height of 40 feet.

-4-

The Administrative Adjustment of Standards for Parking (shared parking) was reviewed under the criteria in IMC 18.09.070(C), between the Maple Street Building and the Marriott Hotel including the specific criteria of location between the two uses (Marriott Hotel and Maple Street Office Building), provisions for non-motorized facilities, directional signage, a shared parking contract, provisions for contract changes, and provisions that the City may re-evaluate the parking situation. The criteria was reviewed and found to be acceptable for the hotel.

-5-

The proposed Marriott Springhill Suites is consistent with the requirements of the City's Land Use Code (Volume II of the IMC), and the zoning designation of "Retail Commercial" for the property and with the Comprehensive Plan's designation of "Commercial."

-6-

The Marriott Springhill Suites, as conditioned, is not detrimental to the public interest, and is consistent with the City's standards and regulations applicable to the project.

-7-

Approval of the Site Development Permit and the Administrative Adjustment of Standards applications, as proposed and conditioned, is consistent with the intent and purpose of the development review process established in the Land Use Code under IMC 18.04, including the Level 3 Review procedures and review process.

-8-

The Issaquah Development Commission believes that the applications for the Site Development Permit and Administrative Adjustment of Standards for Building Height and Shared Parking for the Marriott Springhill Suites, as designed and conditioned, is consistent with the City's applicable zoning, development standards and review criteria, and that the development is compatible and acceptable with the design and character of the surrounding area.

### **III. DECISION MADE**

It is for these reasons that the Issaquah Development Commission approved the project for the "Marriott Springhill Suites," applications PLN08-00111, PLN08-00112 and PLN08-00113, Exhibits 1 - 54, subject to the following conditions:

-1-

The applicant shall comply with the SEPA Mitigated Determination of Nonsignificance (MDNS) issued on August 5, 2009.

-2-

A Building Permit and Public Works Permit shall be issued prior to construction of the hotel and site work. All conditions of those permits shall be complied with.

-3-

Construction shall be limited to Monday through Friday, 7:00 AM to 6:00 PM, or as otherwise approved by the City of Issaquah.

-4-

Impact fees & mitigation for the project shall be paid at issuance of the Building Permit, including those for: Issaquah Transportation Impact Fee, King County Reciprocal Transportation Impact Fee, Fire Impact Fee, General Government Mitigation Fee and Police Mitigation Fee. Estimates of the Impact and Mitigation Fees are available from the Planning Department.

-5-

Prior to issuance of the Building Permit, the shared parking agreement between the Maple Street Office Building and the Springhill Suites Marriott shall be signed and recorded with King County.

-6-

All compact and accessible parking stalls shall be appropriately labeled. All accessible parking stalls shall be ADA compliant with the dimensional requirements.

-7-

Bicycle racks for a minimum of 7 bicycles shall be required.

-8-

Prior to issuance of the Building Permit, additional tree plantings along NW Maple Street (on hotel property) will need to be provided in accordance with the Landscape Code.

-9-

Prior to construction of the hotel, tree protection measures shall be in place for trees on site to be retained as determined by staff, particularly those coniferous trees located along the south property line. Additionally, the street trees to be retained along 12<sup>th</sup> Avenue and Maple Street shall not be damaged.

-10-

There are 3 existing healthy dogwood trees in the existing parking lot planter along 12<sup>th</sup> Avenue. Those trees, if possible, shall be incorporated into the new landscaping plan.

-11-

Prior to issuance of the Building Permit, include at least one Issaquah "Centennial Tree," Eddie's White Wonder Dogwood, into the landscaping plan.

-12-

All landscaping shall be irrigated as required by Section 18.12.050 of the IMC. Exceptions are allowed by City approval for periscope (low water usage) plantings and established indigenous plants.

-13-

All new trees shall be staked using interlocking plastic tree ties rather than the wire and hose method, as the plastic ties are less damaging to trees.

-14-

Any substitutions made to the landscaping plant materials shall be first approved by the Planning Department before installation.

-15-

Prior to issuance of the Building Permit, an irrigation water budget shall be provided as required by IMC 18.12.145.

-16-

Prior to landscaping the site, the soils in the landscaped areas shall be amended as required by the soils amendment section of the Landscape Code, IMC 18.12.140(Q).

-17-

A landscape maintenance bond worth 50% of the value of the landscaped material is required to be posted with the City prior to receipt of the final Certificate of Occupancy as required by IMC 18.12.160. The bond is required for a period of 3 years following issuance of the Final Certificate of Occupancy. All landscaping shall be maintained in perpetuity.

-18-

A trash receptacle shall be placed outside the lobby entrance.

-19-

Prior to issuance of the Building Permit, the outdoor lighting plan will need to be revised for compliance with the outdoor lighting standards, including the maximum foot candles for the entire second floor deck and along the perimeter of the lower level that exposes light outside of the garage.

-20-

A separate Sign Permit shall be required prior to installation of exterior signs as required by the Sign Code.

-21-

3500 GPM is provided in the existing water mains in NW Maple and 12th Avenue NW. The required building fire flow will determine if a looped system is required per IMC 13.08.030. F. The current fire flow to the building was calculated as 2075 GPM by the Fire Department. If this changes to above 2500, then a looped system will be required.

-22-

The western driveway along NW Maple is within 150 feet of the intersection of NW Maple and 12th Avenue NW. This driveway will need to be signed for no left turns due to possible conflicts with intersection traffic. A physical barrier shall be installed along the centerline of NW Maple to prohibit left turns at this driveway.

-23-

All storm drainage shall comply with the SWD manual in effect at the time of Public works construction permit submittal. If the existing storm system is to be used, please provide verifications that it adequately meets the current SWD standards.

-24-

IMC 16.26.050 Regulations (c) (5). An imported fill source statement is required with the Clearing and Grading Permit for all projects where more than 100 cubic yards of fill will be imported to a site. Fill material and soil amendments shall not contain concentrations of contaminants that exceed cleanup standards for soil as specified in the Model Toxics Control Act (MTCA). The City may require analytical results to demonstrate that fill

materials do not exceed cleanup standards when conditions are determined to require additional review. The imported fill source statement shall include:

- a) Source location of imported fill; and
- b) Previous land uses of the source location.

-25-

A sight distance evaluation shall be provided with the construction drawings. A site visit determined that there is adequate sight distance at this time for the easternmost driveway, but some trees may need to be trimmed at time of construction depending on how far in the future they will begin construction.

-26-

A physical barrier shall be provided along the centerline of NW Maple to the approval of the Public Works Department.

-27-

Building Department Conditions:

- a) Accessible means of egress must be provided in accordance with Section 1007 of the International Building Code. In buildings with four or more stories, at least one accessible means of egress shall be an elevator complying with Section 1007.4.
- b) In Group R-1 occupancies, accessible sleeping units must be provided in accordance with Table 1107.6.1 and Section 1107 2003 IBC.
- c) Standpipes shall be installed per NFPA requirements. IBC 905
- d) An accessible route of travel must be provided to all portions of the building, to accessible building entrances, and connecting the building to the public way per WA State Code 1103.2.2.
- e) A foundation soils report by a licensed WA State geotechnical engineer will be required at the time of building permit submittal. A peer review of the submitted soils report by a second engineer may be required on some sites.
- f) Pedestrian protection must be provided as specified in Section 3306 and Table 3306.1. ALL WORK SUBJECT TO FIELD INSPECTION.
- g) Handicapped parking is required per Table 1106.1 2006 IBC. One of every 6 accessible spaces or fraction thereof must be van accessible, per Section 1106.5 2003 IBC and requires an 8' stall with an 8' access aisle. The slope of both the stall and the aisle may not exceed 2% and must be paved to provide a hard, stable surface. A van accessible parking sign is required and must be mounted at 60" minimum to the bottom of the sign.

-28-

Fire Department Conditions:

- a) Per the water comp. plan, the fire flow must be 3,500 GPM for not less than 4 hours.
- b) Knox-Box required. Location to be determined.

- c) Portable fire extinguisher(s) will be required throughout. 2:A 10:BC size. for common areas spaced at 75' travel distance.
- d) Install hood fire system to UL 300 standard in cooking hood(s). Hood system shall be tied to the fire alarm system if there is an existing fire alarm system. Submit for Fire permit.
- e) Install 5" Stortz Fitting(s) for all new and existing fire hydrants within 300' of structure.
- f) Fire Lane(s) are to be painted RED with WHITE letters stating, "FIRE LANE NO PARKING."
- g) Approved numbers or addresses shall be provided for all buildings in such a position as to be plainly visible and legible from the street or road fronting the property.
- h) Fire Sprinkler: Structure shall have a fire sprinkler system installed per NFPA and Eastside Fire & Rescue requirements. Submit for fire permit.
- i) Required fire hydrants shall be installed prior to any combustible materials being placed on site.
- j) A fire alarm system shall be installed per NFPA, Washington State Accessibility Code and Eastside Fire & Rescue requirements. Submit for Fire permit.
- k) Fire Sprinkler Supply Piping (starting from back flow device, into the building and including the FDC) shall be installed per NFPA and by a Washington State Fire Marshal licensed Level "U" contractor. Submit for Fire permit.
- l) Buildings 4 or more stories in height shall be provided with not less than one standpipe for use during construction. Submit for Fire permit.
- m) NFPA 704 signs required for pool chemical storage. Please provide quantity and MSDS for pool chemicals.
- n) FDC shall be within 50 feet of a fire hydrant.
- o) Show location of fire control room.
- p) Please provide details for fabric canopy.
- q) Standpipes to be installed in typical locations and as follows: Where the roof has a slope less than four units vertical in 12 units horizontal (33.3-percent slope), each standpipe shall be provided with a hose connection located either on the roof or at the highest landing of stairways with stair access to the roof. An additional hose connection shall be provided at the top of the most hydraulically remote standpipe for testing purposes.
- r) 504.3 Stairway access to roof. New buildings four or more stories in height, except those with a roof slope greater than four units vertical in 12 units horizontal (33.3 percent slope), shall be provided with a stairway to the roof. Stairway access to the roof shall be in accordance with Section 1009.11. Such stairway shall be marked at

street and floor levels with a sign indicating that the stairway continues to the roof. Where roofs are used for roof gardens or for other purposes, stairways shall be provided as required for such occupancy classification.

- s) 1009.11 Stairway to roof. In buildings four or more stories in height above grade, one stairway shall extend to the roof surface, unless the roof has a slope steeper than four units vertical in 12 units horizontal (33-percent slope). In buildings without an occupied roof, access to the roof from the top story shall be permitted to be by an alternating tread device.
- t) 1009.12.1 Roof access. Where a stairway is provided to a roof, access to the roof shall be provided through a penthouse complying with the International Building Code.
- u) Exception: In buildings without an occupied roof, access to the roof shall be permitted to be a roof hatch or trap door not less than 16 square feet (1.5 m<sup>2</sup>) in area and having a minimum dimension of 2 feet (610 mm).

#### **EXHIBIT LIST:**

- 1. Vicinity map
- 2. Application, Site Development Permit, PLN08-00111, received 12-19-2008
- 3. Application, Administrative Adjustment of Standards, Building Height, PLN08-00112, received 12-19-2008
- 4. Application, Administrative Adjustment of Standards, Shared Parking, PLN08-00113, received 12-19-2008
- 5. Project narrative for SDP (3 pages), received 2-5-2009
- 6. Project narrative for AAS-Building Height (2 pages), received 2-5-2009
- 7. Project narrative for Shared Parking (2 pages), received 2-5-2009
- 8. SEPA Mitigated Determination of Nonsignificance, issued 8-5-2009
- 9. Community Conference minutes (12 pages), dated 2-20-2008
- 10. Certificate of Transportation Concurrence, dated 2-4-2009
- 11. Wall sign proposed for Springhill Suites Marriott, received 12-19-2009

#### **Project Plans**

- 12. Cover sheet, sheet A001, received 7-24-2009
- 13. Site plan, sheet A010, received 7-24-2009
- 14. Topographic survey, sheet 1 of 2, received 7-24-2009
- 15. Topographic survey, sheet 2 of 2, received 7-24-2009
- 16. Paving, grading and drainage plan, sheet C1.0 of 2, received 7-24-2009
- 17. Utility plan sheet C2.0 of 2, received 7-24-2009
- 18. Level 1 plan, sheet A101, received 7-24-2009
- 19. Level 2 plan, sheet A102, received 7-24-2009
- 20. Level 3 & 4 plan, sheet A103, received 7-24-2009
- 21. Level 5 plan, sheet A104, received 7-24-2009
- 22. Elevations, sheet A201, received 7-24-2009
- 23. Building sections, sheet A301, received 7-24-2009
- 24. Cross sections, sheet A311, received 7-24-2009
- 25. Landscape plan, sheet L1.0, received 7-24-2009
- 26. Landscape plan – western portion, sheet L1.1, received 7-24-2009



27. Landscape plan – eastern portion, sheet L1.2, received 7-24-2009
28. Photometric lighting plan (level 1), sheet 1 of 2 received 7-24-2009
29. Photometric lighting plan (level 2), sheet 2 of 2 received 7-24-2009

Site Details:

30. Bollard lights (2 sheets), received 7-17-2009
31. Directional lights (2 sheets), received 7-17-2009
32. Mushroom path lights, received 7-17-2009
33. Single arm light standard, received 7-17-2009
34. Bicycle rack detail, received 7-17-09
35. Bench detail, received 7-24-2009
36. Receptacle detail (3 sheets), received 8-7-09

Colored drawings:

37. North elevation, received 7-31-09
38. Main entrance perspective #1, received 7-31-09
39. Main entrance perspective #2, received 7-31-09
40. Northwest perspective, received 7-31-09

Exhibits with file:

41. Preliminary technical information report/drainage study by PACE, dated 12-18-2008
42. Preliminary technical information report/drainage study by PACE, dated 2-4-2009
43. Updated Preliminary technical information report/drainage study by PACE, dated 7-23-2009
44. Subsurface Exploration, Geologic Hazards & Geotechnical Engineering Report, dated 1-28-2009
45. Traffic Study by Heffron Transportation, Inc. dated 3-25-2009
46. Shared parking Agreement (draft), received 6-30-09
47. Color photo of textured colored pavement ("Riverside Slate"), received 7-17-09
48. Material/color board, received 12-19-2008

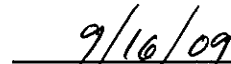
Exhibits presented at August 19, 2009 Development Commission public hearing:

49. Letter from Kristi Tripple of Rowley Properties, received 8-17-2009
50. Letter from Connie Marsh, received 8-19-2009
51. Letter from Victor Loehrer (Sato Corporation), received 8-17-2009
52. Letter from William Manganaro, received 8-17-2009
53. Letter from Paul Klansnic, received 8-19-2009
54. Colored enlarged drawing of Landscaping Plan, received 8-19-2009

**TIME LIMIT OF APPROVAL:**

The final decision approving the Site Development Permit and the Administrative Adjustments of Standards for Building Height and Shared Parking is valid for three years as specified by IMC 18.04.220-C-5, or as amended by City Ordinance.

  
Michael Brennan, Chair  
Issaquah Development Commission

  
Date signed

Springhill Suites Marriott  
1181 – NW Maple Street

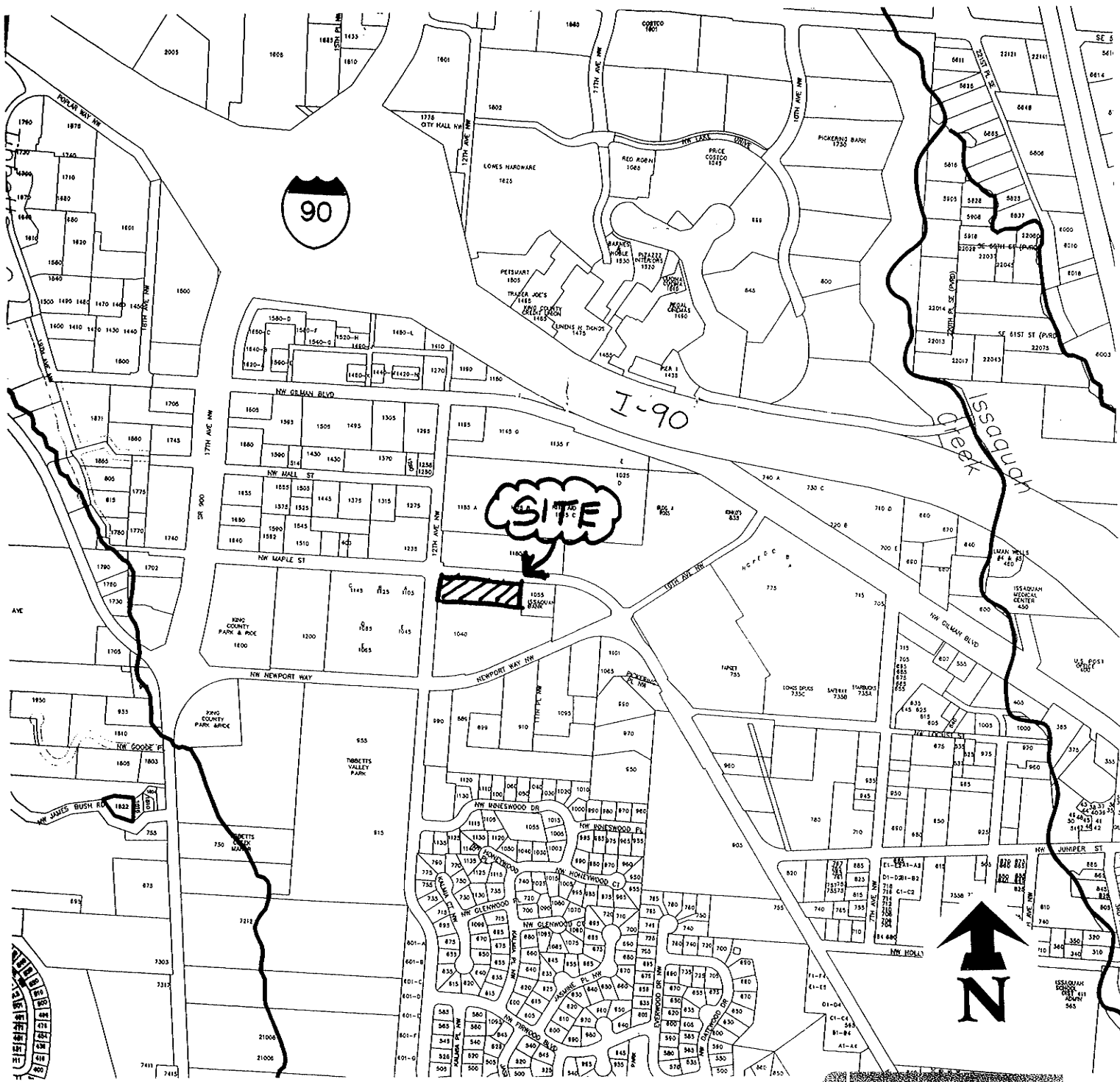


EXHIBIT 1  
PLN08-111, 112, 113